



FY 2013 ANNUAL WORK PLAN DC HISTORIC PRESERVATION OFFICE

MISSION

The Historic Preservation Office (HPO) promotes stewardship of the District of Columbia's historic and cultural resources through planning, protection, and public education. HPO is part of the Office of Planning, and under the DC Historic Landmark and Historic District Protection Act, serves as the staff for the Historic Preservation Review Board and Mayor's Agent for historic preservation.

Under the National Historic Preservation Act, HPO also implements federal historic preservation programs as the State Historic Preservation Office for the District of Columbia. This is achieved by identifying and designating historic properties, reviewing their treatment, and engaging with the public using a variety of tools to promote awareness, understanding, and appreciation of the city's historic environment.

PURPOSE OF THIS WORK PLAN

Each summer HPO prepares a work plan outlining its targeted goals and action items for the upcoming fiscal year starting in October. This work plan is required for preservation programs supported by the federal Historic Preservation Fund administered by the National Park Service. It also provides an opportunity for members of the public to provide their views on annual goals for the city's historic preservation program.

The annual work plan helps to implement the preservation goals and objectives described in the Comprehensive Plan for the National Capital, and *Preserving Communities and Character: The Historic Preservation Plan for the District of Columbia (2008-2012)*. These documents are available in full on the HPO website at www.preservation.dc.gov.

HOW TO UNDERSTAND THIS WORK PLAN: GOALS, OBJECTIVES, AND TARGETED ACTIONS

In this plan for Fiscal Year 2013, HPO proposes a series of targeted actions that correspond directly to the three main goals and more specific objectives and strategies laid out in the Historic Preservation Plan.

In the following pages, after a brief summary of each numbered objective stated in the Plan, targeted actions are listed. Updates and new initiatives (items not listed in the FY 2012 Work Plan) are highlighted in bold type.



FY 2013 ANNUAL WORK PLAN / DC HISTORIC PRESERVATION OFFICE

GOAL 1: IDENTIFY AND RECOGNIZE HISTORIC RESOURCES

1.1: OBJECTIVE AND STRATEGIES for defining historic significance: Recognize the historic image of the national capital as a fundamental aspect of its character, and as a legacy whose value is vital to the city's economy. Adopt an encompassing approach to historic significance. Trace many roots and celebrate the diversity of our history. Anticipate the need to preserve significant structures and settings representing our own time.

TARGETED ACTIONS

Community Heritage Program: Promote an inclusive approach to cultural heritage by engaging communities across the District through symposiums, local history grants, and outreach efforts. Partner with the Humanities Council of Washington DC, and maintain an in-house outreach coordinator to guide the community heritage program and related activities. **Support new Humanities Council initiatives to videotape activities, foster community mentors, and maintain an online library of local history products created by grantees. Strengthen other links with community efforts to promote local history, such as lectures, conferences, and networks.**

DC Inventory: Foster awareness of DC heritage by enhancing the availability of public information about historic sites. Publicize the designation of historic properties on the HPO website, **and test launch an interactive internet version of the DC Inventory of Historic Sites.**

Archaeology: Routinely evaluate proposed historic landmarks and districts for potential archaeological significance, and address eligible archaeological resources in designation actions.

Modernism: Identify potentially significant examples of mid-century modernism, especially in the downtown area, and promote recognition of the historic value of these properties.

1.2: OBJECTIVE AND STRATEGIES for identifying potential historic properties: Identify properties through a comprehensive program of thematic and neighborhood surveys. Organize surveys to proceed along a logical plan with clear priorities. Identify not just buildings but all types of potential historic properties. Include owners and organizations in the survey process.

WHAT'S CHANGED FROM THE FY 2012 WORK PLAN?

UPDATED TO REFLECT NEW INITIATIVES

UPDATED TO REFLECT NEW INITIATIVE

CONTINUATION

CONTINUATION

TARGETED ACTIONS

Community Heritage Program: Use the community heritage program as an opportunity to engage the public in identifying and documenting historic resources significant to their communities. Focus on the broad diversity of the District's social and community history, with specific attention to African American history and East of the River neighborhoods.

CONTINUATION

Survey and Identification: Continue to develop a comprehensive GIS interface for existing survey data on nearly 150,000 buildings. Use this resource to help analyze historic districts and identify potential historic properties. Research undocumented buildings and cross-reference data to current conditions. **Target the downtown area for completion, and incorporate data from the alley survey.** Develop a more complete GIS record of designated and eligible historic properties.

UPDATED TO REFLECT
PROGRESS AND NEW TARGETS

Thematic Studies: Focus research efforts on key themes such as DC government properties, neighborhood commercial corridors, African American heritage, alley buildings and other affordable dwelling types, historic cemeteries, **early prehistoric archaeological sites, early farmsteads and country houses in Washington County, and suburban settlement clusters like Anacostia, Brightwood, Deanwood, Hillsdale, and Tenleytown.**

UPDATED TO REFLECT NEW
INITIATIVES

1.3: OBJECTIVE AND STRATEGIES for designating historic landmarks and historic districts: Recognize and protect significant properties using objective standards. Encourage government agencies and owners to nominate their properties. Use historic district designations as the means to recognize and preserve areas whose significance lies primarily in the character of the community as a whole. Ensure that the views of the public are solicited and given careful consideration.

TARGETED ACTIONS

Historic Landmarks: Nominate key unprotected eligible properties, such as embassies in Meridian Hill **and properties in the downtown area.** Work with property owners and community groups to seek support for nominations submitted to HPRB. Make recommendations on at least 10 designations and National Register nominations.

CONTINUATION WITH
TARGETED FOCUS

Historic Districts: Forward the proposed George Washington/West End Historic District to HPRB. Consider historic districts or expansions in areas where there are significant resources, community sponsors, and community support. Give priority to areas identified in the Comprehensive Plan.

CONTINUATION

National Register: Consistently forward all new DC designations to the National Register of Historic Places, and maintain the policy of consistent listings for both the DC Inventory and National Register.

CONTINUATION

Affordable Housing: **Support affordable housing developers seeking National Register listing of eligible buildings in order to qualify for the federal rehabilitation tax credits. To facilitate affordable projects, consider whether to seek National Register listing for selected neighborhoods with concentrations of eligible apartment buildings, without establishing those areas as historic districts listed in the DC Inventory.**

NEW INITIATIVE

GOAL 2: PROTECT HISTORIC RESOURCES

2.1: OBJECTIVE AND STRATEGIES for improving and integrating preservation planning:

Give full consideration to preservation concerns in the development of neighborhood plans, campus plans, and major revitalization projects. Involve preservation at the earliest possible stages of planning.

WHAT'S CHANGED FROM THE
FY 2012 WORK PLAN?

TARGETED ACTIONS

Preservation Planning: **Engage the public in completing the draft Historic Preservation Plan 2015 by December 2012. Expand its scope to present more analysis of accomplishments, challenges, and opportunities. Include a section on downtown heritage, with an analysis of preservation issues related to the proposed expansion of the Downtown Development Zone.**

UPDATED TO REFLECT
EXPANDED SCOPE AND NEW
COMPLETION DATE

Neighborhood Plans: Use in-house historic preservation expertise to support OP neighborhood planning initiatives like small area plans, campus redevelopment, the streetcar system, and new zoning regulations.

CONTINUATION

Cultural Resources Plans: Engage communities with the new cultural resources plans for Wards 7 and 8. Continue to prepare cultural resources plans in coordination with stakeholders in Wards 4 and 5. **Use these plans to complement the 2015 Preservation Plan and to help establish program priorities.**

UPDATED TO REFLECT
PROGRESS

Annual Work Plans: Use the 2015 Preservation Plan, an analysis of new challenges, and public feedback to prepare an annual work plan for FY 2014. Distribute the proposed work plan for public review and comment by August 2013.

CONTINUATION

2.2: OBJECTIVE AND STRATEGIES for protecting the unique historic plan of Washington: Preserve the L'Enfant and McMillan plans. Protect and enhance views and vistas. Protect historic open spaces and streets. Preserve statuary and civic embellishments. Adhere to historic design principles in alterations to the street plan.

TARGETED ACTIONS

Union Station: Highlight the importance of Union Station as an iconic landmark and central legacy of the McMillan Plan. Work with relevant agencies and preservation partners to promote a long-range vision for 21st century improvements that will be as celebrated as the station's illustrious past.

CONTINUATION

National Mall: **Work closely with the National Park Service, Smithsonian Institution, and other stakeholders to update the National Register listings for the National Mall, as provided by the Section 106 Programmatic Agreement on the National Mall Plan.**

NEW INITIATIVE

L'Enfant Plan: **Proceed to update documentation for National Historic Landmark designation of the Plan of the City of Washington, if resources become available under the Section 106 Memorandum of Agreement for the Eisenhower Memorial or from other sources. Incorporate updated evaluations of the triangular parklets, minor streets, and other open spaces.**

NEW INITIATIVE

DC Boundary Stones: **Partner with the District Department of Transportation to conduct a conditions assessment and carry out needed repairs to the DC boundary stones. Partner with the National Park Service, DC Surveyor, Daughters of the American Revolution, and others to develop a plan for effective long-range stewardship of the stones. Pursue potential National Historic Landmark designation.**

NEW INITIATIVE

2.3: OBJECTIVE AND STRATEGIES for ensuring compatibility between new and old: Promote an effective design review process. Preserve important historic features and encourage compatible new development. Apply design standards in manner that accounts for different levels of significance, and accommodates the importance of new approaches to renewable energy and sustainable design.

Ensure consistency between zoning and design standards for historic properties. Maintain significant open spaces and public areas. Protect historic buildings from demolition.

TARGETED ACTIONS

Project Reviews: Continue to give priority to the review of an estimated 4,000 private, 200 District government, and 300 federal government construction projects for compatibility under DC and federal preservation laws. Focus major efforts on new buildings in historic districts and complex projects like McMillan Reservoir, Walter Reed, and Union Station, as well as public schools, parks, and memorials.

CONTINUATION

Saint Elizabeths Hospital: **Continue active involvement in the implementation phase of projects on both West and East Campuses.**

UPDATED TO REFLECT
PROGRESS

Design Standards: **Develop planning categories that account for different levels of significance among historic properties. Test the application of these categories in the George Washington/West End historic district guidelines and other planning documents.**

NEW INITIATIVE

Design Guidelines: Continue to update and expand guidelines on frequently encountered preservation topics, as well as guidelines for work in specific historic districts. **Target guidelines on roof alterations and building additions, and submit guidelines for the George Washington/West End Historic District to HPRB.** Partner with HPRB to develop sustainability guidelines.

UPDATED WITH NEW TARGETS

2.4: OBJECTIVE AND STRATEGIES for protecting historic landscapes and open space: Preserve the historic natural setting of Washington. Preserve historic landscapes, both natural and designed. Ensure that public works are compatible with the historic context. Preserve landscaped yards in public space. Retain other significant areas of open green space.

TARGETED ACTIONS

National Mall: Work actively with the National Park Service and interested parties to evaluate **landscape enhancements to the National Mall lawn panels, entrance security at the Washington Monument, and improvements at Constitution Gardens and the Sylvan Theater.**

UPDATED TO REFLECT SPECIFIC
TARGETS

Historic Campuses: Protect the National Mall and historic institutional campuses like Saint Elizabeths and Walter Reed through continued Section 106 consultation on development plans. Continue the review of plans for the McMillan Reservoir filtration site and university campuses in conjunction with HPRB and OP colleagues.

CONTINUATION

Cemeteries: Make information on the history, documentation, and eligibility of DC cemeteries available on the HPO website. **Continue an active role in protecting the remains and sites of former cemeteries. Distribute the new brochure on historic cemeteries. Evaluate cemeteries for potential historic significance, and support efforts to recognize and protect eligible properties.**

CONTINUATION WITH NEW TARGETS

2.5: OBJECTIVE AND STRATEGIES for protecting and improving understanding of District archaeological resources: Retain archaeological resources in place where feasible. If sites must be excavated, follow established standards and guidelines for treatment both in documentation and recording, and in the collection, storage and protection of artifacts. Treat archaeological artifacts as significant public property. Ensure that all data and artifacts are appropriately conserved and stored.

TARGETED ACTIONS

Project Reviews: Continue to give priority to the review of an estimated 300 federal government and 200 District government projects for compatibility under DC and federal preservation laws. Work directly with federal and DC agencies to promote early project submissions and cost-effective ways to analyze archaeological potential. **Complete the analysis and reporting of the Barney Circle archaeological legacy project using federal funds.**

CONTINUATION WITH UPDATED TARGET

Archaeological Collections: Sustain progress toward the high-priority goal to establish a federally-compliant facility for curation and access to the District’s artifact collections. **Investigate potential partnerships and locations for a temporary or permanent curation facility.**

CONTINUATION WITH NEW TARGET

Collections Management Software: Expand the PastPerfect database of archaeological collections by integrating new collections data as projects are completed. Continue to integrate paper and photographic records into PastPerfect, and develop a plan for interpreting the data. **Use the software to make portions of the collection visible to the public through an online catalog and exhibits.**

CONTINUATION WITH NEW TARGET

Archaeological Guidelines: Continue the current project to modernize and update the guidelines for archaeological investigations. Build upon the recent updates (including standards and guidelines for curation, new collections submission, and report submission) by preparing a new chapter on standards for submission of GIS and other forms of electronic data.

CONTINUATION

2.6: OBJECTIVE AND STRATEGIES for improving enforcement efforts: Protect properties from damage through monitoring and enforcement of the preservation law. Use enforcement authority to ensure compliance with permits. Prevent demolition of buildings by neglect.

TARGETED ACTIONS

Inspections and Compliance: Maintain an effective inspections and compliance program to monitor construction for compliance with the preservation law and approved permits. Undertake building inspections and pursue enforcement action including stop work orders, violation notices, and notices of infraction as appropriate. **As a priority, review existing enforcement resources and capacities, assess effectiveness and follow-through, and make needed improvements such as better performance measures.**

CONTINUATION WITH UPDATE

Property Maintenance Standards: **Evaluate the effectiveness of existing maintenance standards and regulations, and ensure that any needed regulations are in place to address property maintenance standards for historic properties and to combat demolition by neglect.**

NEW INITIATIVE

Blighted and Deteriorated Properties: **Maintain an active list of blighted and deteriorated historic properties, including properties cited by the community. Pursue enforcement action in coordination with DCRA, BCIB, and others to bring properties into compliance and avoid demolition by neglect. Publicize successful examples of working with owners to return deteriorated properties to sound condition and occupancy.**

NEW INITIATIVE

GOAL 3: CAPITALIZE ON HISTORIC RESOURCES

3.1: OBJECTIVE AND STRATEGIES for improving government leadership in preservation: Strengthen supportive working relationships with District and federal agencies. Promote exemplary standards of

stewardship for government properties. Evaluate properties for historic potential before disposition. Coordinate District and federal preservation programs and reviews.

WHAT'S CHANGED FROM THE FY 2012 WORK PLAN?

TARGETED ACTIONS

DC Government Projects: Promote advance planning by coordinating with OP and agency capital planning efforts. Emphasize coordination and early consultation on key DC projects like public school and library upgrades, recreational facilities, and transportation projects. **Promote stewardship by recognizing exemplary projects through the DC Preservation Awards program.**

CONTINUATION

Federal Government Projects: **Work directly with key agencies such as the National Capital Planning Commission, National Park Service and General Services Administration to improve inter-agency communication. Participate in NCPC Coordinating Committee meetings, and consult with NCPC, NPS, and the Commission of Fine Arts to identify ways to better coordinate multi-agency reviews with the Section 106 review process. Promote stewardship by recognizing exemplary projects through the DC Preservation Awards.**

NEW INITIATIVE

Determinations of Eligibility: Improve the systematic recordation and management of data on determinations of eligibility (DOEs). **Improve the quality of supporting information and make the information more readily available, including in GIS format.**

UPDATED WITH ADDITIONAL
TARGET

3.2: OBJECTIVE AND STRATEGIES for creating preservation incentives: Focus financial incentives on low- and moderate-income households. Conserve places of worship, schools, and theaters and reduce inappropriate development pressure on these community resources. Promote preservation of row houses as a resource and as affordable housing.

TARGETED ACTIONS

Historic Homeowner Grants: Continue implementation of the targeted homeowner grant program as an HPO priority. Award the maximum amount of grant funds authorized in the DC budget.

CONTINUATION

DC Preservation Incentives: Analyze proposed preservation incentive legislation introduced in the DC Council in 2011. Continue to investigate strategies to leverage the value and use of federal preservation incentives. **Seek technical expertise from the Office of Tax and Revenue and others sources to develop a proposal for District financial incentives for preservation.**

CONTINUATION WITH NEW
TARGET

Downtown Zoning Incentives: **Work with Office of Planning staff and other groups to develop a proposal for preservation incentives in the proposed expansion of the Downtown Development Zone. Survey and analyze existing buildings in the area to support these recommendations.**

NEW INITIATIVE

3.3: OBJECTIVE AND STRATEGIES for integrating preservation with economic development and sustainability goals: Promote preservation as a tool for economic and community development. Support programs to encourage preservation as a business district revitalization strategy. Increase use of programs for promotion of cultural heritage. Promote preservation as environmental and economic sustainability.

TARGETED ACTIONS

Leveraging Federal Dollars: Help owners to obtain federal rehabilitation tax credits. Coordinate with DDOT, DHCD, and other agencies to identify opportunities to support preservation projects with federal funding sources.

CONTINUATION

Affordable Housing: Promote rehabilitation of historic buildings for community economic development, affordable housing, and adaptive reuse through tax incentive and other planning programs. **Work directly with affordable housing developers, OP colleagues, and District agencies to identify means to facilitate production of affordable housing.**

CONTINUATION WITH NEW TARGETS

Sustainability: Provide technical support to HPRB's sustainability committee in their efforts to improve the linkages between preservation and sustainability. Promote green building practices through preservation design review. Promote the sustainability benefits of rehabilitating historic buildings for community economic development, affordable housing, and other uses.

CONTINUATION

3.4: OBJECTIVE AND STRATEGIES for encouraging and supporting preservation advocacy and partnerships: Increase awareness of and access to historic places. Encourage communication and collaboration among preservation organizations. Recognize the value of cultural heritage and tourism in protecting community identity, promoting preservation, increasing economic values, and linking diverse neighborhoods. Promote special events that raise awareness.

TARGETED ACTIONS

Community Engagement: Promote preservation awareness through partnership projects and public involvement in pending designation actions and development project reviews. **Meet periodically with communities to identify preservation concerns. As a priority, update and clarify rules for project review authorities delegated to HPO staff. Improve public notices and website postings to encourage preservation awareness and facilitate effective public participation, particularly by ANCs and other groups.** Provide training opportunities, workshops, and individualized consultation on preservation projects.

CONTINUATION WITH
UPDATES

Community Heritage Program: Co-sponsor the DC Community Heritage Program with the Humanities Council of Washington, DC. Continue the focus on youth involvement, diversity, and underrepresented communities.

CONTINUATION

Heritage Trails: **Join with Cultural Tourism DC to develop procedures for sustaining and considering additions to the newly completed 100-site African American Heritage Trail.**

UPDATED TO REFLECT
MAJOR MILESTONE

Preservation Awards: Partner with the DC Preservation League to continue presenting the DC preservation awards for excellence in historic preservation.

CONTINUATION

Web Resources: **Partner with the DC Preservation League to launch an internet version of the DC Inventory of Historic Sites and to maintain an online contractor database.** Partner with Cultural Tourism DC to maintain the database for the African-American Heritage Trail, **and with the Humanities Council of Washington DC to maintain the online library of grant products from the cultural heritage program.** Partner with Georgetown University Law Center to maintain the database of decisions by the Mayor's Agent.

CONTINUATION WITH
UPDATES

Student Interns: Sponsor internships for qualified students interested in seeking work experience in historic preservation and planning.

CONTINUATION